

107.0

0004

0004.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

1,019,600 / 1,019,600

USE VALUE: 1,019,600 / 1,019,600

ASSESSED: 1,019,600 / 1,019,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		LANTERN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CASCIANI ROBERT L	
Owner 2: HANAGAN CLARE A	
Owner 3:	

Street 1: 41 LANTERN LANE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .234 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1956, having primarily Clapboard Exterior and 2655 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

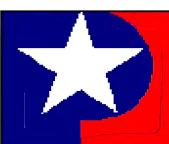
Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10210		Sq. Ft.	Site		0	70.	0.71	4									508,409						508,400	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description			User Acct
101		10210.000	511,200			508,400	1,019,600				68376
Total Card		0.234		511,200		508,400		Entered Lot Size			GIS Ref
Total Parcel		0.234		511,200		508,400		Total Land:			GIS Ref
Source: Market Adj Cost				Total Value per SQ unit /Card: 384.03		/Parcel: 384.03		Land Unit Type:			Insp Date

**USER DEFINED**

Prior Id # 1:	68376
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	07:17:42
LAST REV Date	Time
09/06/19	13:13:45
apro	
8416	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	511,200	0	10,210.	508,400	1,019,600		Year end	12/23/2021
2021	101	FV	493,100	0	10,210.	508,400	1,001,500		Year End Roll	12/10/2020
2020	101	FV	493,100	0	10,210.	508,400	1,001,500	1,001,500	Year End Roll	12/18/2019
2019	101	FV	454,600	0	10,210.	508,400	963,000	963,000	Year End Roll	1/3/2019
2018	101	FV	454,600	0	10,210.	435,800	890,400	890,400	Year End Roll	12/20/2017
2017	101	FV	454,600	0	10,210.	406,700	861,300	861,300	Year End Roll	1/3/2017
2016	101	FV	454,600	0	10,210.	348,600	803,200	803,200	Year End	1/4/2016
2015	101	FV	377,000	0	10,210.	312,300	689,300	689,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIAMPA ANNE	1322-101		6/30/2006		725,000	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/2015	978	Redo Bat	13,000	7/16/2015				Bathroom renovatio
4/9/2007	221	Wood Dec	5,000			G8	GR FY08	NEW 12X12 DECK
1/4/1999	10	Addition	30,000					12X30 ADD-ROOF-BAT

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	Inspected	CC	Chris C
8/30/2018	MEAS&NOTICE	CC	Chris C
2/18/2009	Meas/Inspect	163	PATRIOT
11/13/2006	MLS	HC	Helen Chinal
10/26/1999	Meas/Inspect	243	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 21 - Split Level				Full Bath: 1	Rating: Very Good	RENOV SINCE SALE.																					
Sty Ht: 1 - 1 Story				A Bath: 1	Rating: Good																						
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																						
Foundation: 1 - Concrete				A 3QBth:	Rating:																						
Frame: 1 - Wood				1/2 Bath:	Rating:																						
Prime Wall: 2 - Clapboard				A HBth:	Rating:																						
Sec Wall: 8 - Brick Veneer 10%				OthrFix: 3	Rating: Good																						
Roof Struct: 1 - Gable				OTHER FEATURES				FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O								
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good																						
Color: BLUE				A Kits:	Rating:																						
View / Desir:				Fpl: 2	Rating: Very Good																						
				WSFlue:	Rating:																						
GENERAL INFORMATION								CONDOS INFORMATION																			
Grade: C+ - Average (+)				Location:				1st Res Grid				Desc: Line 1				# Units: 1											
Year Blt: 1956		Eff Yr Blt:																									
Alt LUC:		Alt %:																									
Jurisdct:		Fact: .																									
Const Mod:																											
Lump Sum Adj:																											
INTERIOR INFORMATION								DEPRECIATION																			
Avg Ht/FL: STD				Phys Cond: VG - Very Good 4.6 %				Functional:				Interior:				No Unit	RMS	BRS	FL								
Prim Int Wal 1 - Drywall																1	6	3									
Sec Int Wall:																Additions: 1999											
Partition: T - Typical																Kitchen:											
Prim Floors: 3 - Hardwood																Baths:											
Sec Floors: 4 - Carpet 25%																Plumbing:											
Bsmnt Flr: 4 - Carpet																Electric:											
Subfloor:																Heating:											
Bsmnt Gar: 2																General:											
Electric: 3 - Typical																Totals	1	6	3								
Insulation: 2 - Typical																											
Int vs Ext: S																											
Heat Fuel: 2 - Gas																											
Heat Type: 3 - Forced H/W																											
# Heat Sys: 1																											
% Heated: 100		% AC: 100																									
Solar HW: NO		Central Vac: NO																									
% Com Wal		% Sprinkled																									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:															
SPEC FEATURES/YARD ITEMS								PARCEL ID 107.0-0004-0004.0								IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc									
More: N	Total Yard Items:																										
	Total Special Features:																										
	Total:																										